



11 HUNTERS CLOSE

WANTAGE, OX12 0PX

£310,000
FREEHOLD

A three bedroom semi detached house situated in a cul de sac location with close proximity to St Johns CE primary school, local shops and amenities. The property offers entrance hall, an open plan living/dining area, kitchen and ground floor W.C On the first floor are three bedrooms and family bathroom. The property also benefits from an integral garage, off street parking and a southerly facing rear garden with side access.

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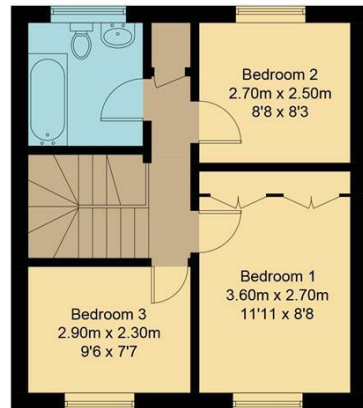
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Hunters Close, OX12

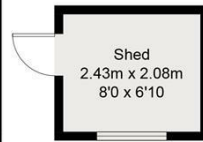
Approximate Gross Internal Area = 75.0 sq m / 807 sq ft
 Integral Garage = 11.4 sq m / 123 sq ft
 Total = 86.4 sq m / 930 sq ft
 Shed = 5.1 sq m / 55 sq ft
 Garden / Driveway Area = 130.2 sq m / 1401 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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